

Town of New Bremen  
Zoning Board of Appeals  
April 2, 2024  
6:00 PM

## **Minutes**

**Board Members Present:** Jessica Clemons, Jon Roes, McKenzie Lehman

### **I. Roll Call**

- a. Chairwoman Jessica Clemons called the meeting to order at 6:06 PM.

### **II. Public Hearing**

### **III. General Public Comments**

### **IV. Old Business**

### **V. Correspondence**

### **VI. New Business**

#### **a. Upcoming Training – April 11<sup>th</sup>**

All members of the ZBA are planning to attend the April 11<sup>th</sup> training session with Casandra Buell, Tug Hill Commission, and the Town of New Bremen Planning Board.

#### **b. Comprehensive Plan**

The Board continued their discussion of updating the Comprehensive Plan from the last meeting. Jessica was able to attend the Town of New Bremen Board meeting in March, and the Board does not take issue with the Zoning Board moving forward with an update.

One item the ZBA would like to add to the Comprehensive Plan is cleaning up properties, as well as dilapidated buildings and equipment throughout the Town.

The ZBA plans to discuss updating the Comprehensive Plan with the Planning Board at the training on April 11<sup>th</sup>.

#### **c. Survey to New Bremen Residents**

As part of the Comprehensive Plan update, the ZBA plans to conduct a survey of Town of New Bremen residents. In order to ensure that only Town of New Bremen residents are participating, a name and address will need to be provided with the survey response. The ZBA will come up with a list of questions to present at the April 11<sup>th</sup> meeting and will take any comments from the Planning Board prior to finalizing the survey. Survey results will be tabulated and presented in the updated Comprehensive Plan.

In addition to a survey, the Board plans to create a ZBA email address to field concerns from New Bremen residents. The hope is to roll this out prior to the formal survey. The ZBA would like to post information for this on the Town website and possibly hang flyers at local establishments but will consider methods of advertisement further in hopes to limit the responses to New Bremen residents only. Responses will be encouraged to be professional. The ZBA would like to send this idea to the Town Board prior to their April 8<sup>th</sup> meeting.

**d. Miscellaneous**

There was a recent fire at a solar farm on the Brewery Road. Through conversations with the fire department, Jon learned that there has been no training of local fire departments for these types of fires. The ZBA would like to look into how the Town can enforce training to ensure the safety of the residents of the Town of New Bremen. There is also major concern for air pollution if an actual panel were to catch on fire. There have been reports of toxicity and potential home evacuations in the event of a solar panel fire, so the ZBA plans to look more into this claim and how to mitigate this possibility.

Another concern with the influx of solar farms is decommissioning if solar companies file for bankruptcy. The updated Local Law does include information on a decommissioning fund.

Since the ZBA is already meeting twice in April, the regularly scheduled meeting on April 23<sup>rd</sup> will be canceled. The ZBA will meet again on May 28<sup>th</sup> at their regularly scheduled meeting.

**VII. Adjournment**

Meeting adjourned at 7:00 PM.